162.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,012,900	/	1,012,900
USE VALUE:	1,012,900	/	1,012,900
ASSESSED:	1,012,900	/	1,012,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
204		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOSER ALEX
Owner 2:	
Owner 3:	
Street 1:	204 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EVANS MARY C -
Owner 2:	LAMB OWEN F -
Street 1:	204 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Wood Shingle Exterior and 2710 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	613,900		399,000	1,012,900
Total Card	0.138	613,900		399,000	1,012,900
Total Parcel	0.138	613,900		399,000	1,012,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.71 | /Parcel: 373.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107869
GIS Ref	
GIS Ref	
Insp Date	06/19/19

!12632!

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	613,900	0	6,000.	399,000	1,012,900		Year end	12/23/2021
2021	101	FV	597,000	0	6,000.	399,000	996,000		Year End Roll	12/10/2020
2020	101	FV	553,900	0	6,000.	399,000	952,900	952,900	Year End Roll	12/18/2019
2019	101	FV	356,200	0	6,000.	399,000	755,200	755,200	Year End Roll	1/3/2019
2018	101	FV	358,400	0	6,000.	353,400	711,800	711,800	Year End Roll	12/20/2017
2017	101	FV	358,400	0	6,000.	296,400	654,800	654,800	Year End Roll	1/3/2017
2016	101	FV	358,400	0	6,000.	296,400	654,800	654,800	Year End	1/4/2016
2015	101	FV	339,200	0	6,000.	256,500	595,700	595,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:17:39

LAST REV

Date	Time
09/29/20	13:17:13
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12632

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EVANS MARY C,	1547-111	1	8/1/2019		1,125,000	No	No		
TODD AMELIA,	1525-124		4/27/2018	Change>Sale	851,000	No	No		
WEBER MARK,	1491-62		6/16/2016		837,000	No	No		
OBRIEN EDNA M	1304-125		7/21/2005		560,500	No	No		
	912-41		10/1/1978		60,000	No	No		Y

USER DEFINED

Prior Id # 1:	107869
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2018	711	Add Att	40,000	C				
11/16/2010	2275	New Wind	19,341					
1/23/2006	44	Redo Kit	21,000			G7	GR FY07	& BTH
7/16/2002	614	Re-Roof	3,500	C				
5/18/1992	182	Re-Roof	650					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2019	Permit Visit	DGM	D Mann
6/19/2019	Measured	DGM	D Mann
5/2/2019	SQ Returned	JO	Jenny O
7/27/2018	Inspected	PH	Patrick H
6/7/2018	MEAS&NOTICE	CC	Chris C
3/7/2017	SQ Returned	MM	Mary M
5/11/2009	Measured	189	PATRIOT
12/29/2008	Measured	372	PATRIOT
4/11/2006	Permit Visit	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	8			Med. Tr	-5					399,000						399,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	35	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.26475406
Const Adj.:	1.10032463
Adj $ / SQ:	194.830
Other Features:	117701
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643530
Depreciation:	29602
Depreciated Total:	613928

COMMENTS

bsmt sink and extra shower.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

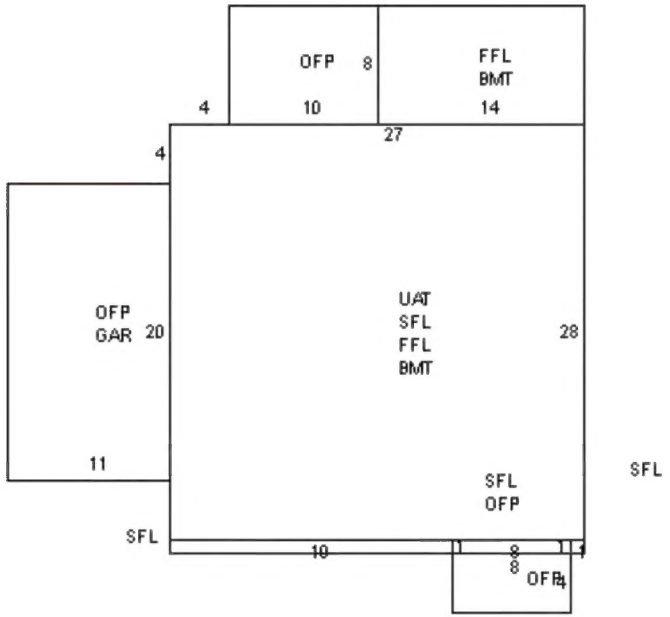
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	214.31
Special Features:	0	Val/Su Net:	182.71
Final Total:	613900	Val/Su SzAd	359.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	101.320	90,784
FFL	First Floor	896	194.830	174,567
SFL	Second Floor	812	194.830	158,202
OFP	Open Porch	340	23.500	7,988
GAR	Garage	220	29.010	6,382
UAT	Upper Attic	196	150.020	29,404

Net Sketched Area:	3,360			Total:	467,327
Size Ad	1708	Gross Area	3948	FinArea	2710

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	